

**Summary of Required Circulation Improvements by Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**VTM PHASE**

<b>PFFP Proj No.</b>	<b>Facility</b>	<b>Location</b>	<b>Required Improvement Description</b>
<b>Vesting Tentative Map Phase One:</b> Prior to development in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:			
<b>On-Site Roads</b>			
T-3	Black Mtn. Rd.	Carmel Valley Rd. to existing Black Mtn. Rd.	Construct 4-lane major street.
T-9	Camino Del Sur	At San Dieguito Rd.	Construct traffic signal.
T-9	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	Construct 2 lanes of an ultimate 4-lane major road.
T-9	Camino Del Sur	At B Street	Construct traffic signal.
T-9	Camino Del Sur	At Carmel Valley Rd.	Construct traffic signal.
T-3	Carmel Valley Rd.	At Black Mountain Rd.	Construct traffic signal.
T-1	San Dieguito Rd.	Property boundary east to Camino Del Sur	Construct a 2-lane collector street with intersection widening.
<b>Off-Site Roads</b>			
T-4	Black Mtn. Rd.	At Maler Rd.	Construct traffic signal.
T-4	Black Mtn. Rd.	At SR-56 WB Ramp	Widen WB approach for dual lefts and right turn lanes. Modify signal.
T-4	Black Mtn. Rd.	At SR-56 EB Ramp	Widen SB approach for dual lefts; Widen NB approach for exclusive right turn lane.
T-4	Black Mtn. Rd.	At Park Village Rd.	Widen SB approach for exclusive right turn lane.
T-19	Carmel Valley Rd.	Western portion of SR-56 to Via Abertura	Provide striping, signing, and widening improvements as required by City Engineer, enhance existing 2-lane road.
T-21.1, T-21.2	Carmel Valley Rd.	Via Abertura to Black Mtn. Rd.	Construct 2 lanes of an ultimate 4-lane major road with intersection widening.
T-19	Carmel Valley Rd.	At Rancho Santa Fe Farms Rd.	Construct traffic signal.
T-28	El Camino Real	At San Dieguito Rd.	Widen WB approach for shared left and right turn lane.
T-4	Rancho Penasquitos Blvd.	At SR-56 WB Ramp	Widen WB off ramp to provide a center left/through/right turn lane.
<b>Vesting Tentative Map Phase Two:</b> Prior to exceeding 600 equivalent dwelling units in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:			
<b>On-Site Roads</b>			
N/A	SR-56 or Camino Del Sur	Black Mountain Rd. to Camino Del Sur	Extend to Camino Del Sur.
T-9	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	Widen to 4-lane major street.
T-13, T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	Construct 4-lane major street.
<b>Off-Site Roads</b>			
T-18	Carmel Valley Rd.	At I-5 SB Ramp	Restripe the intersection for a WB shared left/through lane. Modify signal for split phasing.

**NAME CHANGE NOTES:**

- a) Former North Village Drive has been renamed Paseo Del Sur and is included herein as an Internal Roadway.
- b) Former Camino Ruiz and those portions of Camino del Norte within Subarea I and Subarea IV have been renamed Camino Del Sur.
- c) The portion of Camino Santa Fe within Subarea III at SR-56 and north to Del Mar Heights Road has been renamed Carmel Valley Road.

**Summary of Required Circulation Improvements by Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**PHASE I-A & I-B**

<b>PFFP Proj No.</b>	<b>Facility</b>	<b>Location</b>	<b>Required Improvement Description</b>
<b>Black Mountain Ranch Subarea I Phase I-A:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and any equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.			
<b>On-Site Roads</b>			
T-5	Camino Del Sur	San Dieguito Rd. to Paseo Del Sur	Construct 2 lanes of ultimate 4-lane major street.
T-47, T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals.
<b>Off-Site Roads</b>			
T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	If not complete, widen to 4 lanes.
T-21.1	Carmel Valley Rd.	Via Abertura to Camino Del Sur	Widen to 4 lanes.
N/A	SR-56	Black Mountain Rd. to Camino Del Sur	Construct 4 lane freeway (3)(4).
T-53	San Dieguito Rd.	At El Apajo	Traffic signal or Contribute funding for improvement.
T-29.1	El Camino Real	San Dieguito Rd. south to Half Mile Dr.	Widen to 4 lanes.
T-32.1	Via de la Valle	El Camino Real West to San Andres Dr.	Widen to 4 lanes (1)(5).
T-32.1	Via de la Valle	San Andres Dr. to I-5	Restripe for 6 lanes (1).
<b>Black Mountain Ranch Subarea I Phase I-B:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 1,282 equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.			
<b>On-Site Roads</b>			
T-10	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	If not complete, widen to 4 lanes.
T-47, T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals.
<b>Off-Site Roads</b>			
N/A	Camino Del Sur	SR-56 south to Carmel Mountain Rd.	Construct 4 lanes.
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Construct 2 lanes (2).
T-19, T-20	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Construct 4 lanes.
T-20	Carmel Valley Rd.	Via Abertura west to Del Mar Heights Rd.	Widen to 4 lanes.
T-22.2	Carmel Valley Rd.	Camino Del Sur to Black Mountain Rd.	Widen to 4 lanes.
N/A	Del Mar Heights Rd.	Lansdale Dr. to Carmel Valley Rd.	Construct 4 lanes.
T-2	El Apajo	Via de Santa Fe to San Dieguito Rd.	Widen to 3 lanes.
	SR-56	Camino Del Sur to east of Carmel Country Rd.	Construct 4 lane freeway (3)(4).
T-15.1	SR-56	At Camino Del Sur	Construct diamond interchange.
N/A	SR-56	At Carmel Valley Rd.	Construct diamond interchange.
T-56	SR-56	At I-15	Contribution of \$580,000 for interchange. Improvements.
T-29.2	El Camino Real	Via de la Valle to San Dieguito Rd.	Widen to 4 lanes (2).
T-29.2	Via de la Valle	El Camino Real (E) to El Camino Real (W)	Widen to 4 lanes (2)(5).
N/A	Interstate 5	SR-56 to I-805	Construct dual freeways (3).

(1) If unable to assure at time of first EDU in Phase I-A because of failure to acquire right of way, obtain Coastal Commission approval or other reason beyond City or developer control, improvement will be subject to a bonded deferred improvement agreement and moved into Phase I-B.

(2) Current City CIP projects. City will assure in Phase I-B; otherwise, Phase II EDUs will not be released until assured

(3) SR-56 is assured by the City and the dual freeways are assured by Caltrans.

(4) SR-56 was formerly described as a single project from Carmel Valley to Black Mountain Road.

(5) Via de la Valle was formerly described as a single project from San Andres Drive to El Camino Real (E).

**Summary of Required Circulation Improvements by Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**PHASE II-A & II-B**

<b>PFFP Proj. No.</b>	<b>Facility</b>	<b>Location</b>	<b>Required Improvement Description</b>
<b>Black Mountain Ranch Subarea I Phase II-A:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 1,582 equivalent dwelling units in the remainder of Subarea I, (totaling 4,192 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.			
<b>On-Site Roadways</b>			
T-6, T-34	Camino Del Sur	San Dieguito Rd. to Camino del Norte	Widen to 4 lanes (6).
T-25	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Construct 2 lanes (7)(8).
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals.
<b>Off-site Roadways</b>			
T-46	Bernardo Center Dr.	At I-15	Construct ramp improvements.
T-35, T-36	Camino del Norte	Camino Del Sur to Camino San Bernardo	If not constructed, construct 4 lanes (9).
T-37	Camino del Norte	At Bernardo Center Dr.	Improve capacity at-grade, pedestrian bridge.
T-38	Camino del Norte	At I-15 Ramps	Complete interchange improvements, NB & SB truck climbing lanes.
T-55	I-15	SR-163 to Escondido	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.
T-39	Rancho Bernardo Rd.	Bernardo Center Dr. to West Bernardo Dr.	Widen to 6 lanes.
T-39	Rancho Bernardo Rd.	At West Bernardo Dr.	Construct intersection improvements.
T-39	Rancho Bernardo Rd.	At I-15 NB/SB Ramps	Construct intersection improvements.
T-45	West Bernardo Dr.	At Bernardo Center Dr.	Construct intersection improvements.
T-43	West Bernardo Dr.	I-15 SB Ramps to Aguamiel Rd.	Improve cross-section.
T-44	West Bernardo Dr.	At I-15 SB Ramp	Construct traffic signal.
T-54.2	SR-56 Westbound	Between Carmel Creek Rd. On & Off Ramps	Contribute fair share of \$1,000,000 for Auxiliary Lane.
T-18	El Camino Real SB	At Carmel Valley Rd./SR-56	Contribute fair share of \$600,000 for turn pocket.
<b>Black Mountain Ranch Subarea I Phase II-B:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 2,602 equivalent dwelling units in the remainder of Subarea I, (totaling 5,212 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.			
<b>On-Site Roadways</b>			
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals.
<b>Off-Site Roadways</b>			
N/A	I-5	I-805 to Birmingham	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.
T-25	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Widen to 4 lanes (8).
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Widen to 4 lanes.

(6) Project formerly described as three separate increments: Camino Ruiz from San Dieguito Road to North Village Drive, Camino Ruiz from North Village Drive to Camino del Norte and Camino del Norte from the Eastern Project Boundary to the Western Project Boundary.

(7) 138 EDUs will be released with the assurance of two lanes of Carmel Valley Road between Black Mountain Road and Camino Crisalida without regard to other transportation phasing or EDU limitations.

(8) Project formerly described as Black Mountain Rd. to Bernardo Center Dr.

(9) Project formerly described as two separate increments: Camino del Norte from Eastern Project Boundary to 4S Parkway and from 4S Parkway to Existing Terminus which was Camino San Bernardo.

**Summary of Required Circulation Improvements by Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**PHASE III**

<i>PFFP Proj No.</i>	<i>Facility</i>	<i>Location</i>	<i>Required Improvement Description</i>
	<b>Black Mountain Ranch Subarea I Phase III:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 3,682 equivalent dwelling units in the remainder of Subarea I, (totaling 6,292 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.		
	<b>On-Site Roadways</b>		
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals.
	<b>Off-Site Roadways</b>		
N/A	Camino Del Sur	Carmel Valley Rd. to Carmel Mountain Rd.	Widen to 6 lanes.
T-54.2	State Route 56	I-5 to I-15	Widen to 6-lane freeway.
T-58	State Route 56	At I-5	Construct north facing ramps.
T-15.1	State Route 56	At Camino Del Sur	Construct partial cloverleaf interchange.
N/A	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Widen to 6 lanes.
T-57	Black Mountain Rd.	Twin Trails Rd. to north of Mercy Rd.	Widen to 6 lanes.



# Black Mountain Ranch Land Uses

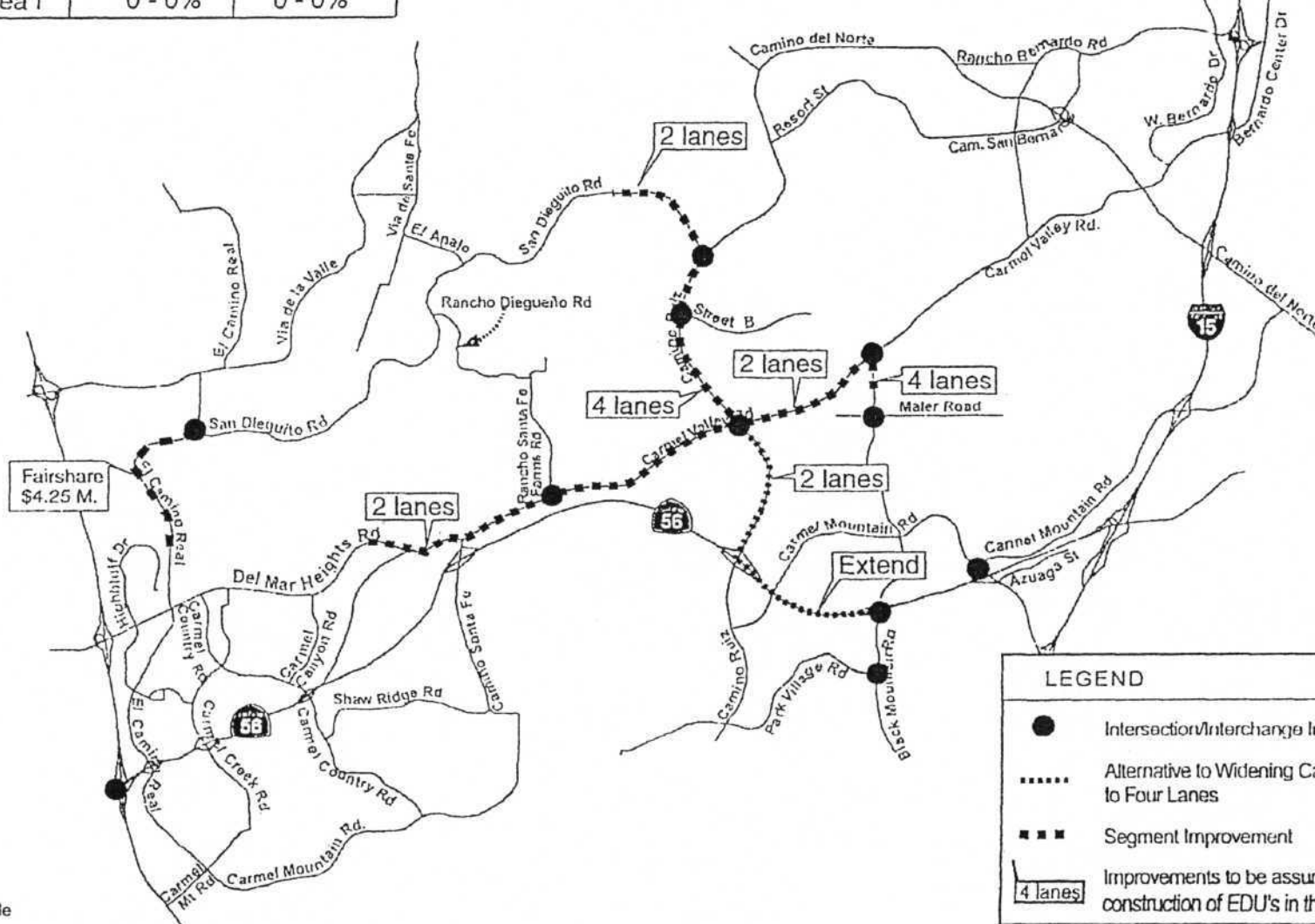
Land Use	Units	Intensity	Daily Trip Rate (Vehicle Trips)	Total Daily Trips (Vehicle Trips)
<b>VTM PHASE</b>				
<b>Black Mountain Ranch Land Uses Under VTM 95-0173</b>				
Estate Residential	Dwelling Units	71	12	852
Single Family Residential	Dwelling Units	871	10	8,710
Affordable Housing	Dwelling Units	179	8	1,432
Middle School	Acres	17	40	680
Elementary School	Acres	10	60	600
Church (2)	Acres (Total)	6	60	360
Golf Courses (2)	Courses (Total)	2	600	1,200
Neighborhood Park (2)	Acres (Total)	10	10	100
Community Park	Acres	30	10	300
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>1,121</b>	<b>Trips:</b>	<b>14,234</b>
<b>Black Mountain Ranch Land Uses Under Proposition C 1996 and VTM 99-1161</b>				
Neighborhood Commercial	Thousand Sq. Feet	60	120	7,200
Single Family Residential	Dwelling Units	218	10	2,180
Multi-Family Residential	Dwelling Units	42	8	336
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>260</b>	<b>Trips:</b>	<b>9,716</b>
<b>Perimeter Ownership Land Uses</b>				
Single Family Residential	Dwelling Units	190	10	1,900
Affordable Housing	Dwelling Units	36	7	252
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>226</b>	<b>Trips:</b>	<b>2,152</b>
<b>VTM PHASE TOTALS:</b>	<b>Dwelling Units:</b>	<b>1,607</b>	<b>Trips:</b>	<b>26,102</b>

<b>PHASE I, II &amp; III</b>				
<b>Phase I, II &amp; III Black Mountain Ranch Ownership Land Uses</b>				
Estate Residential	Dwelling Units	120	12	1,440
Single Family Residential	Dwelling Units	1,600	10	16,000
Multi-Family Residential	Dwelling Units	830	8	6,640
Age Restricted Residential	Dwelling Units	500	4	2,000
High School (portion)	Acres	40	50	2,000
Middle School	Acres	30	40	1,200
Elementary School	Acres	10	60	600
Employment Center	Thousand Sq. Feet	450	16	7,200
Neighborhood Commercial	Thousand Sq. Feet	75	120	9,000
Office	Thousand Sq. Feet	65	20	1,300
Resort/Hotel (Prop. C – 1996)	Rooms	300	8	2,400
Neighborhood Park	Acres	7	40	280
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>3,050</b>	<b>Trips:</b>	<b>50,060</b>
<b>Phase I, II &amp; III Perimeter Ownership Land Uses</b>				
SW Perimeter – Single Fam.	Dwelling Units	94	10	940
SE Perimeter – Single Fam.	Dwelling Units	349	10	3,490
NE Perimeter – Multi- Fam.	Dwelling Units	300	8	2,400
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>743</b>	<b>Trips:</b>	<b>6,830</b>
<b>PHASE I, II &amp; III TOTALS:</b>	<b>Dwelling Units:</b>	<b>3,793</b>	<b>Trips:</b>	<b>56,890</b>
<b>TOTAL DWELLING UNITS BLACK MOUNTAIN RANCH SUBAREA I</b>		<b>5,400</b>		
<b>TOTAL TRIPS BLACK MOUNTAIN RANCH SUBAREA I</b>				<b>82,992 (1)</b>

(1) Total trips are 1028 trips (103 EDU) less than the total trips of 84,020 allocated in the Transportation Phasing Plan. This buffer was created primarily by the deletion of a High School Site that was included in the original VTM 95-0173 and in the original traffic and transportation analysis which is the basis for the Transportation Phasing Plan.

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VTM		
Area	Added	Cumulative
VTM	2,610 - 100%	2,610 - 100%
Subarea I	0 - 0%	0 - 0%



Last Revised: September 10, 2002.

### VTM Circulation Network Improvements



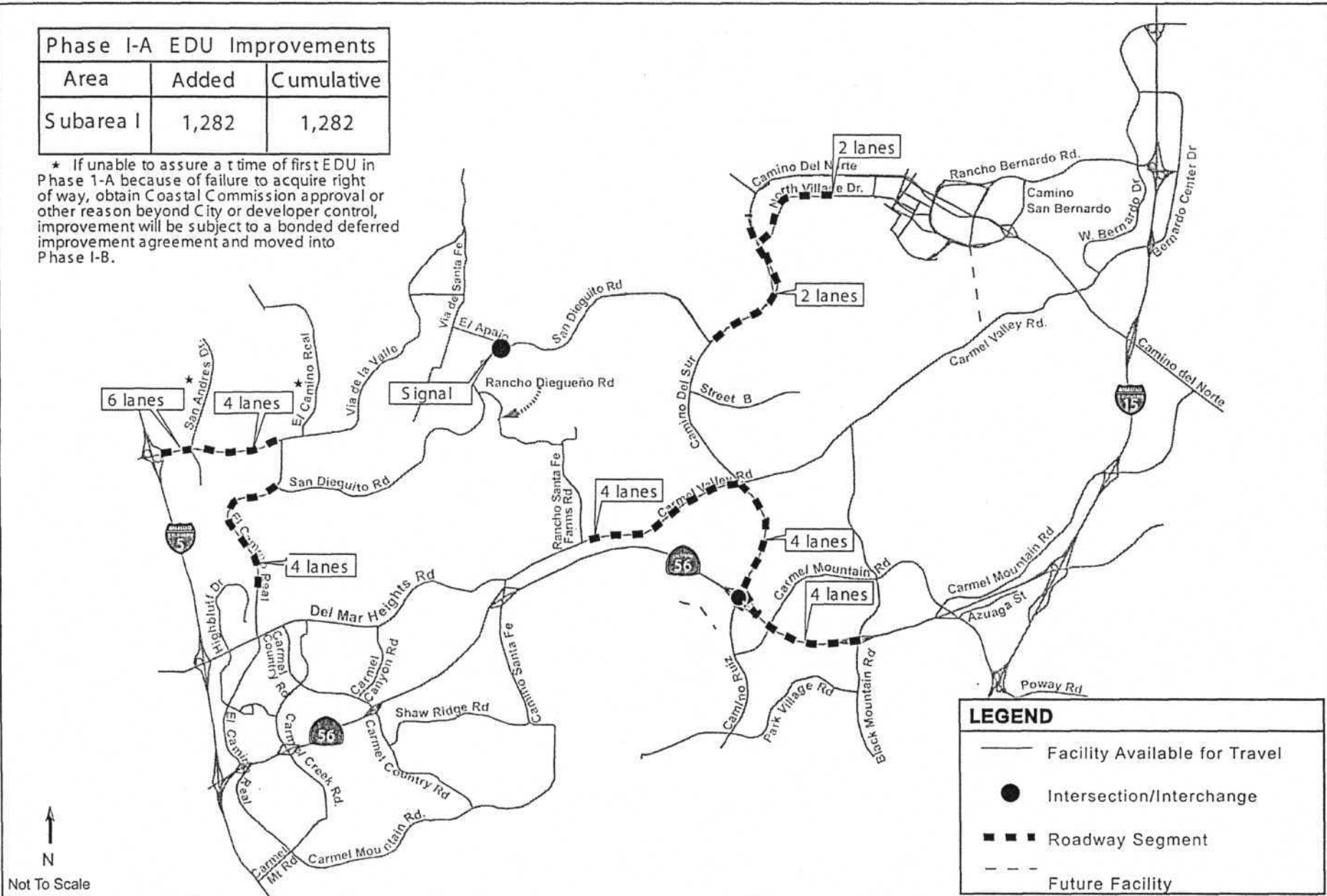
Kitsu & Associates  
and Transportation Planning

Black Mountain Ranch Subarea Plan  
Circulation Analysis

# Phase I-A EDU Improvements

Area	Added	Cumulative
Subarea I	1,282	1,282

\* If unable to assure a time of first EDU in Phase I-A because of failure to acquire right of way, obtain Coastal Commission approval or other reason beyond City or developer control, improvement will be subject to a bonded deferred improvement agreement and moved into Phase I-B.

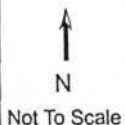


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JA3577

## Black Mountain Ranch Phasing Phase I-A



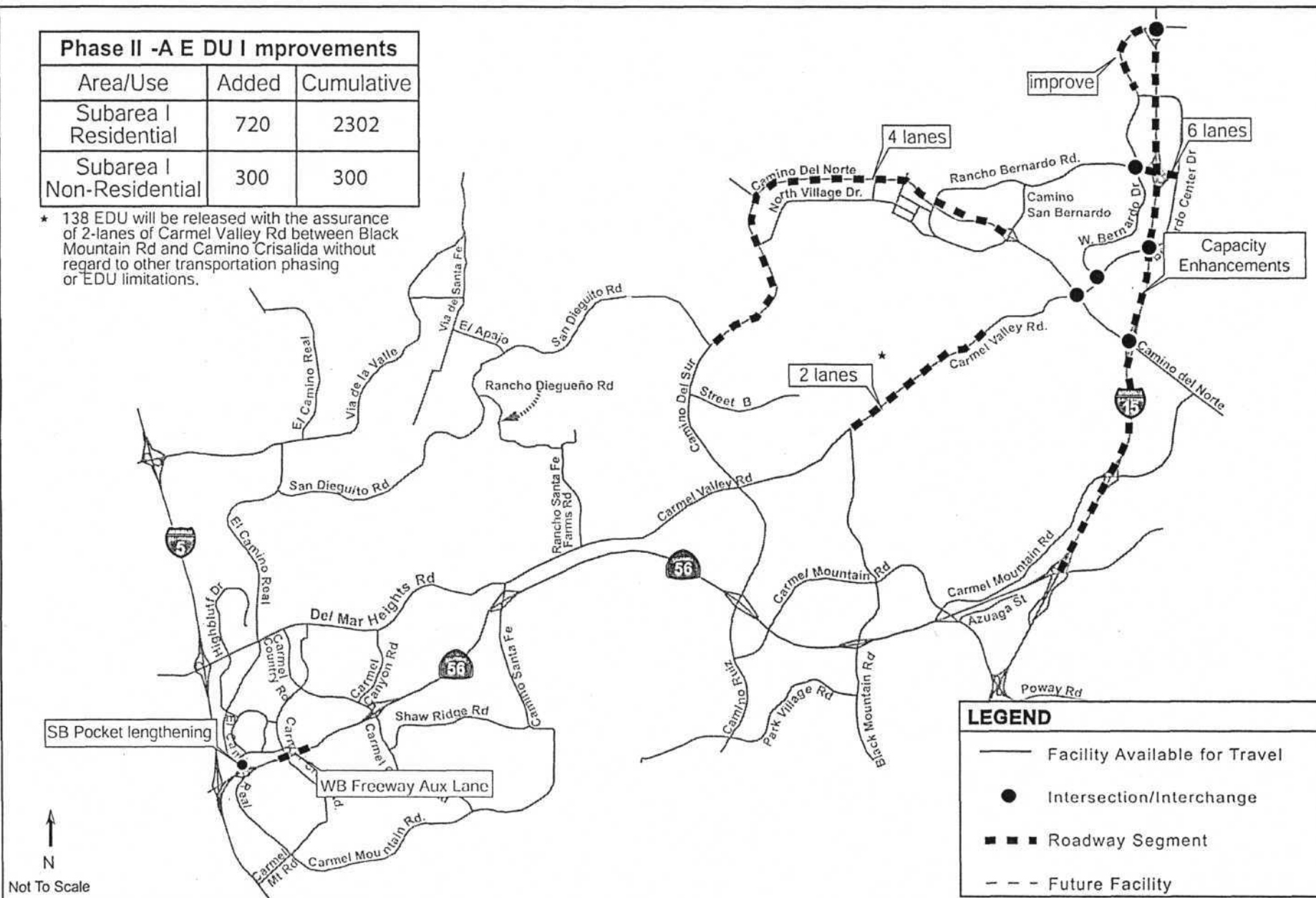
\*Current City CIP projects. City will assure in Phase 1B; otherwise, Phase 2 EDUs will not be released until assured.



# Black Mountain Ranch Phasing *Phase I-B*

Phase II -A E DU I mprovements		
Area/Use	Added	Cumulative
Subarea I Residential	720	2302
Subarea I Non-Residential	300	300

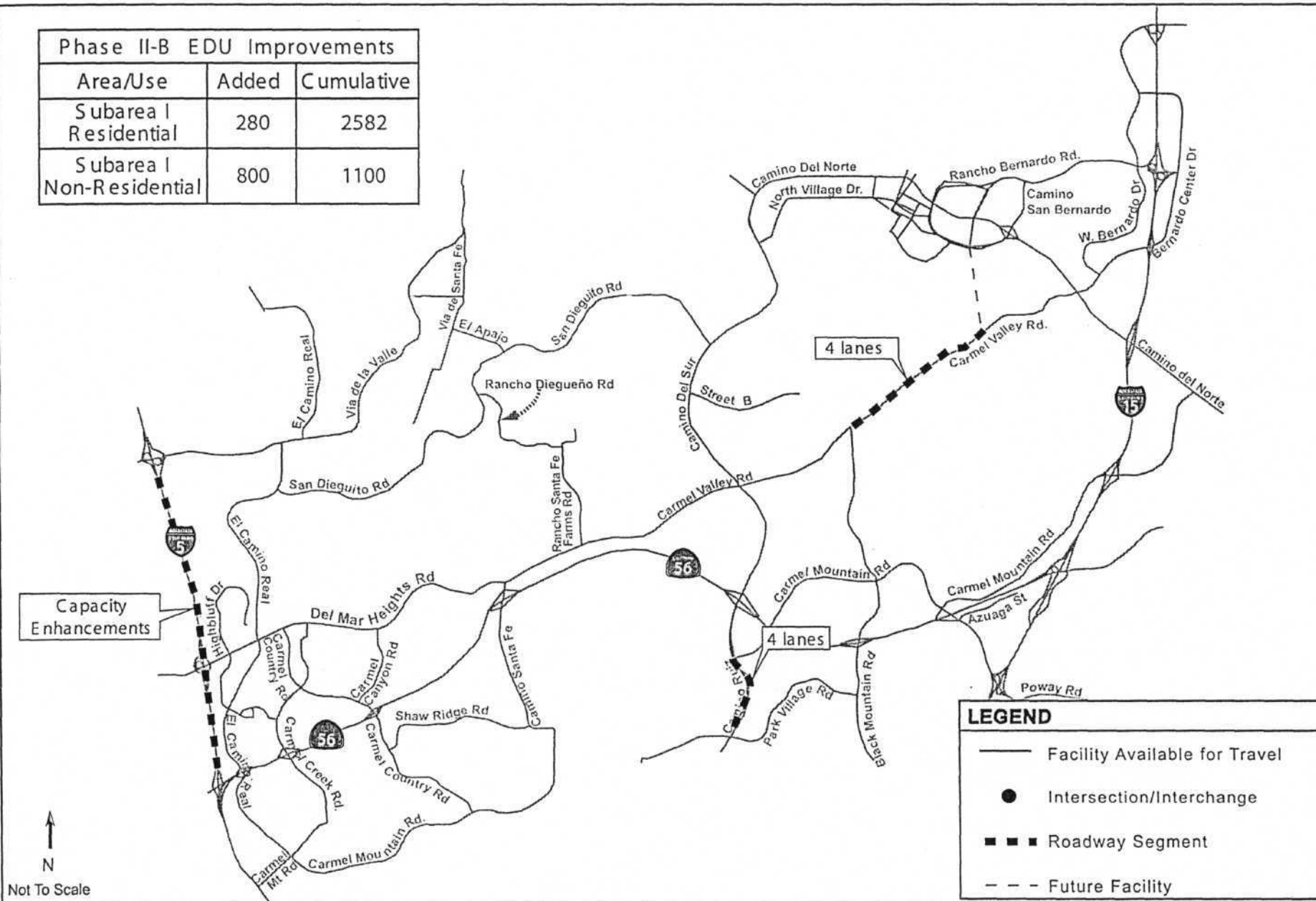
\* 138 EDU will be released with the assurance of 2-lanes of Carmel Valley Rd between Black Mountain Rd and Camino Crisalida without regard to other transportation phasing or EDU limitations.



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## Black Mountain Ranch Phasing Phase II-A

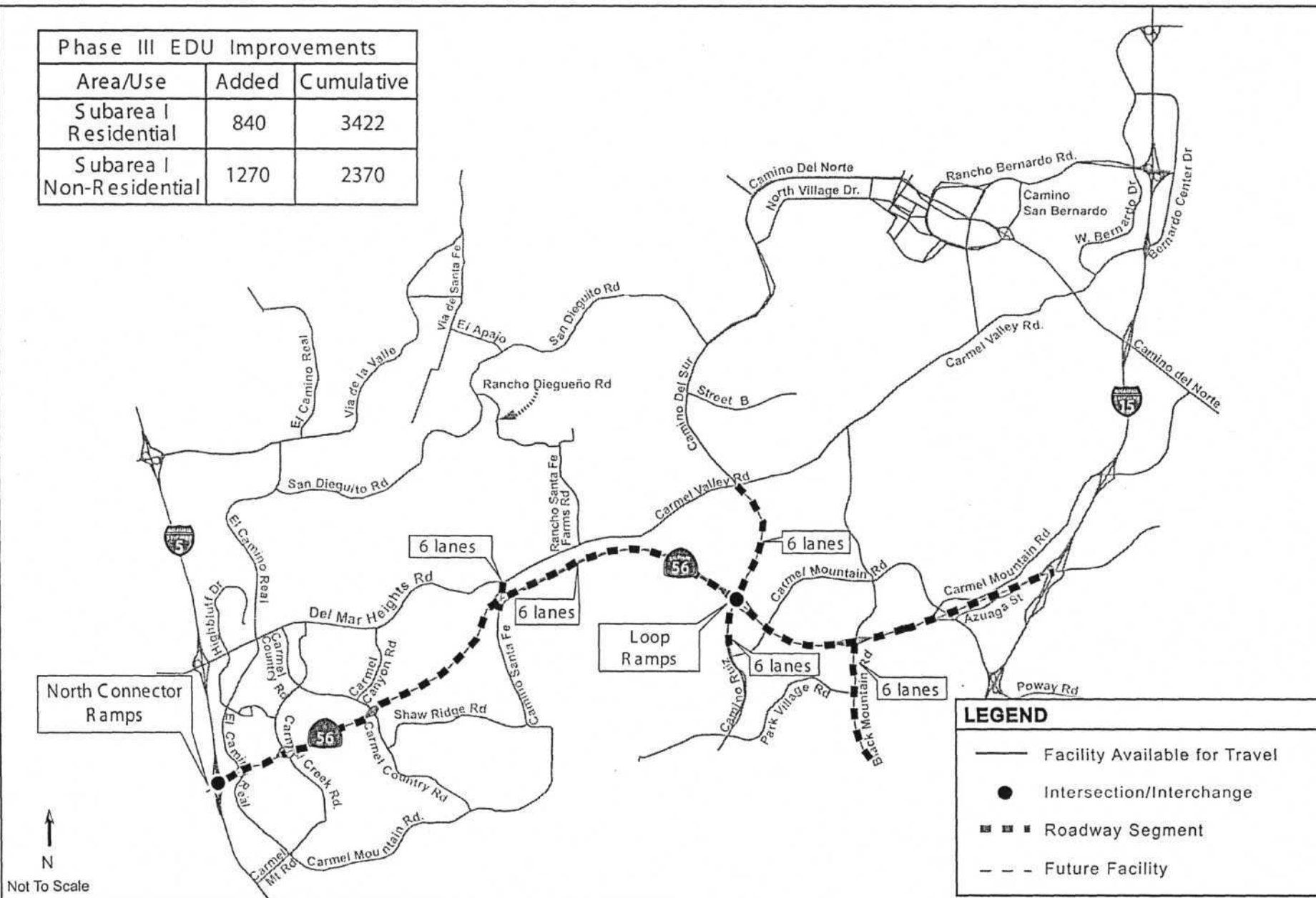
Phase II-B EDU Improvements		
Area/Use	Added	Cumulative
Subarea I Residential	280	2582
Subarea I Non-Residential	800	1100



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## Black Mountain Ranch Phasing Phase II-B

Phase III EDU Improvements		
Area/Use	Added	Cumulative
Subarea I Residential	840	3422
Subarea I Non-Residential	1270	2370



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### Black Mountain Ranch Phasing Phase III